

**MINUTES
BOARD OF ZONING APPEALS
MAY 16, 2019
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:00 P.M.
EAST CONFERENCE ROOM**

**REVIEW MEETING
6:30 P.M.
AUDITORIUM**

1. Roll Call

Members Present

James Amendola, Vice Chair
Christopher Bindel, Chair
Zach Brown
Megan Otter

Others Present

Michelle Nocht, BZA Secretary, P&D Program Coordinator
Andrew Fleck, Assistant Prosecutor
Joseph Meyers, Building Commissioner

A motion was made by Mr. Amendola, seconded by Mr. Brown to **EXCUSE** the absence of Jillian Bolino. All the members voting yea, the motion passed.

2. Approve the minutes of the February 21, 2019 meeting

A motion was made by Mr. Bindel, seconded by Ms. Otter to **APPROVE** the minutes of the February 21, 2019 meeting. All the members voting yea, the motion passed.

3. Opening Remarks

Ms. Nocht read the Opening Remarks into record.

4. NEW BUSINESS

**Docket No. 03-04-19
17886 Beach Road**

Stephen Jouriles, SNJ Design Studio, applicant requests the review and approval of two variances:

- Variance of two and one half (2.5) feet to place a wooden garage six (6) inches from the side property line, pursuant to section 1121.10(a).
- Variance of two and one half (2.5) feet to place a wooden porte-cochere six (6) inches from the side property line, pursuant to section 1121.07(a)(1).

The property is in an R1L, Single Family and Low-Density district. This item was deferred administratively from the March meeting. Per the applicant's request, the requests are withdrawn.

The Board members ("members") **acknowledged the item was withdrawn**. No further action was required.

5. Docket No. 03-05-19

**11818 Madison Avenue
GTI Ohio LLC**

Robert George, GTI Ohio LLC, property owner and applicant requests the review and approval of two variances:

- Variance of fifty-six (56) feet to place the primary structure sixty-one (61) feet from the public right of way, pursuant to section 1129.06.
- Variance of seven and one half (7.5) feet to place the primary structure two and one half (2.5) feet from the west side yard lot line which abuts a residential use (multifamily structure), pursuant to section 1129.06.

The property is in a C3, Commercial and General Business district. This item was deferred administratively from the March meeting. Per the applicant's request, the requests are withdrawn.

The Board members ("members") **acknowledged the item was withdrawn**. No further action was required.

6. Docket No. 04-07-19

1210 West Clifton Boulevard

Robert E. Dezort and Laura Ann E. Dezort, property owners and applicants request the review and approval of four variances to build a two and a half car garage with loft, gable roof, and dormer on the north side:

- Height of the proposed structure is calculated to be 16 feet, 7 inches (199 inches). Maximum allowable height of an accessory structure is 15 feet (180 inches). Request a variance to exceed the maximum allowable height of an accessory structure by one foot, seven inches (19 inches), pursuant to section 1121.05(b).
- Proposed garage will cover 525 sq. ft. of the rear yard. Maximum allowable rear lot coverage by accessory structures in 25% of the rear yard or 480 square feet, whichever is greater. Twenty-five (25 %) of the rear lot which is 492 square feet. Request a variance of 33 square feet. to exceed maximum rear lot coverage by 6.7% and allow 32% Rear lot Area Coverage by an accessory structure, pursuant to section 1121.09(c).
- Proposed structure one foot from the side property line on the south. Minimum required setback is three feet. Request a variance of two feet to locate wooden accessory structure one foot from side property line, pursuant to section 1121.10(a)(1).
- Proposed structure one foot from the rear property line on the west. Minimum required setback is three feet. Request a variance of two feet to locate wooden accessory structure one foot from side property line, pursuant to section 1121.10 (a).

The property is in an R1M, Single Family and Medium Density district. Per the applicant's request, the requests are withdrawn.

The Board members ("members") **acknowledged the item was withdrawn**. No further action was required.

7. Docket No. 05-08-19

17852 Cannon Avenue aka 1297 West Clifton Boulevard

Darren Mancuso, Relief Properties, applicant and property requests the review and approval of two variances:

- To exceed primary lot coverage by 16% for a total of 41% lot coverage, pursuant to section 1121.09(a) - maximum lot area coverage.
- To reduce the minimum sum of both combined side yards to 12'9", pursuant to section 1123.07 - minimum yard requirements for principal buildings.
-

Right-of Way work needs to be to the satisfaction of the City Engineer. The property is in an R2, Single and Two-Family district. (Page 3)

Darren Mancuso, Relief Properties, applicant and Jill Brandt, Brandt Architecture were present to explain the request. Members asked about the failing foundation, access to the home from the proposed garage, and requested details about the garage specifications. Administrative staff ("staff") presented the City's analysis. The proposed lot coverage percentage had been calculated incorrectly, the square footage of the request was stated correctly. The amended lot coverage percentage is 30%. Staff supported the requests contingent upon ABR and City Engineer approvals. The applicant said they would discontinue use of the existing driveway on the east side of the property. Members asked the property owner if an easement exists to allow the neighbor to the east to continue to access their garage via the existing gravel driveway. The applicant stated he didn't know if an easement existed. The applicant was asked why previous site plans that had been approved by the board had not been executed before the twelve-month time-limit had passed and the approvals were allowed to expire. The owner responded that there had been many issues, including problems with the foundation. Public comment was closed.

A motion was made by Mr. Bindel, seconded by Mr. Amendola to **APPROVE the request for the side yard variance** as presented. All the members voting yea, the motion passed.

A motion was made by Mr. Bindel, seconded by Mr. Brown to **APPROVE the request for the amended lot coverage variance** to build an attached garage with the following condition(s):

- Permits must be approved within three months after final approval of the City Engineer and all other required approvals. If the permits are not achieved within the specified time frame the variance will expire.

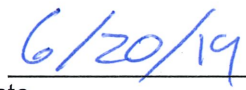
All the members voting yea, the motion passed.

ADJOURN

A motion was made by Mr. Bindel, seconded by Mr. Amendola to **ADJOURN** the meeting at 6:57 p.m. All the members voting yea, the motion passed.



Signature



Date



Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

1. Darren Mancuso
2. Jill Brandt
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____

SIGN NAME:

1. [Signature]
2. [Signature]
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☒ Zoning Appeals ☐ Other:

Date of Proceeding: Thursday, May 16, 2019

Schwarz, Johanna

From: Nochta, Michelle <Michelle.Nochta@lakewoodoh.net>
Sent: Tuesday, April 30, 2019 9:51 AM
To: Schwarz, Johanna
Subject: FW: 17886 Beach - BZA- May

Withdrawn

From: Stephen Jouriles <snj.design.studio.llc@gmail.com>
Sent: Tuesday, April 30, 2019 9:49 AM
To: Nochta, Michelle <Michelle.Nochta@lakewoodoh.net>
Cc: Nicolas Young <nicolasyoung@live.com>
Subject: Re: 17886 Beach - BZA- May

Michelle,

It looks like we're going to have to withdraw and re-apply for June.

Thanks

Stephen N. Jouriles, AIA, CDP, LEED AP
Sent from my iPhone

On Apr 30, 2019, at 8:37 AM, Nochta, Michelle <Michelle.Nochta@lakewoodoh.net> wrote:

Hi Stephen,
Without the survey we can't put you on the agenda. I would suggest withdrawing the application and re-applying once you are ready.

Michelle Nochta, AICP
City Planner
Department of Planning and Development
City of Lakewood
216-529-5906
michelle.nochta@lakewoodoh.net

From: Stephen Jouriles <snj.design.studio.llc@gmail.com>
Sent: Tuesday, April 30, 2019 5:41 AM
To: Nochta, Michelle <Michelle.Nochta@lakewoodoh.net>
Cc: 'Nicolas Young' <nicolasyoung@live.com>
Subject: RE: 17886 Beach - BZA- May

Michelle,

I've been informed I'll have a hard copy of the survey on Friday, May 3. Preliminary results of the survey indicate a variance will still be requested. Once I get the survey, I'll be able to update drawings with the revised property line locations and get revisions to you next week.

Please let us know if this will be acceptable to remain on the May BZA agenda.

Thank you,

Stephen N. Jouriles, AIA, CDP, LEED AP
Architect
SNJ Design Studio LLC
216-316-0072
snj.design.studio.llc@gmail.com
snjdesignstudio.com



From: Nochta, Michelle <Michelle.Nochta@lakewoodoh.net>
Sent: Monday, April 29, 2019 4:40 PM
To: Stephen Jouriles <snj.design.studio.llc@gmail.com>
Subject: 17886 Beach - BZA- May

Good afternoon,
I hope all is well.

When last we spoke the client was waiting for the survey results at 17886 Beach to determine if a variance request was needed.

The BZA submission deadline for May is Wednesday, May 1st at 12 pm.

Can you give me an update on the status of the project?

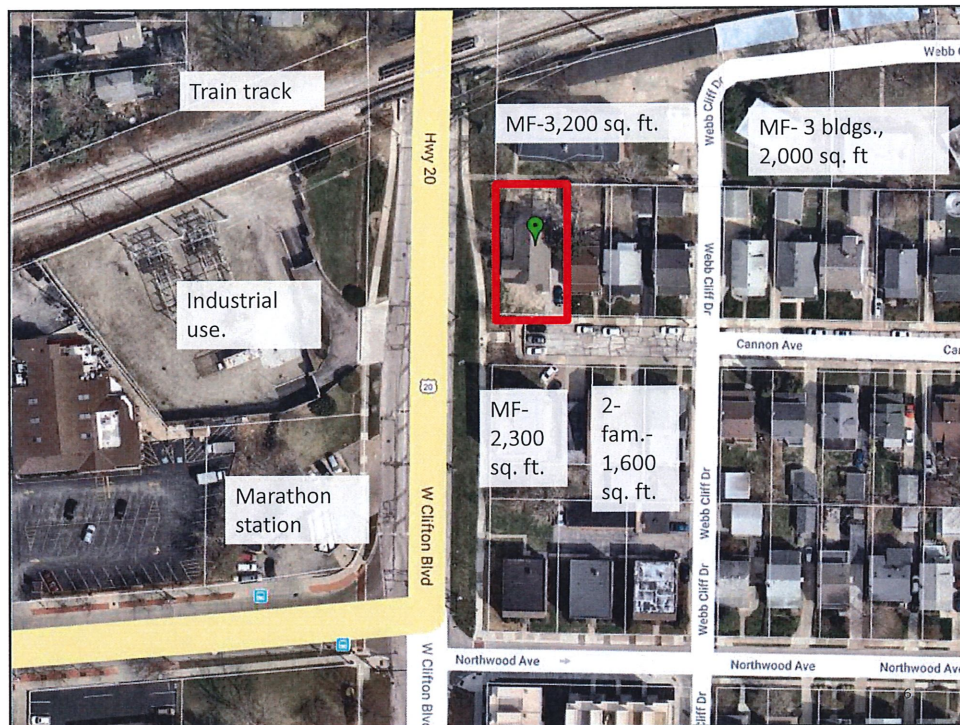
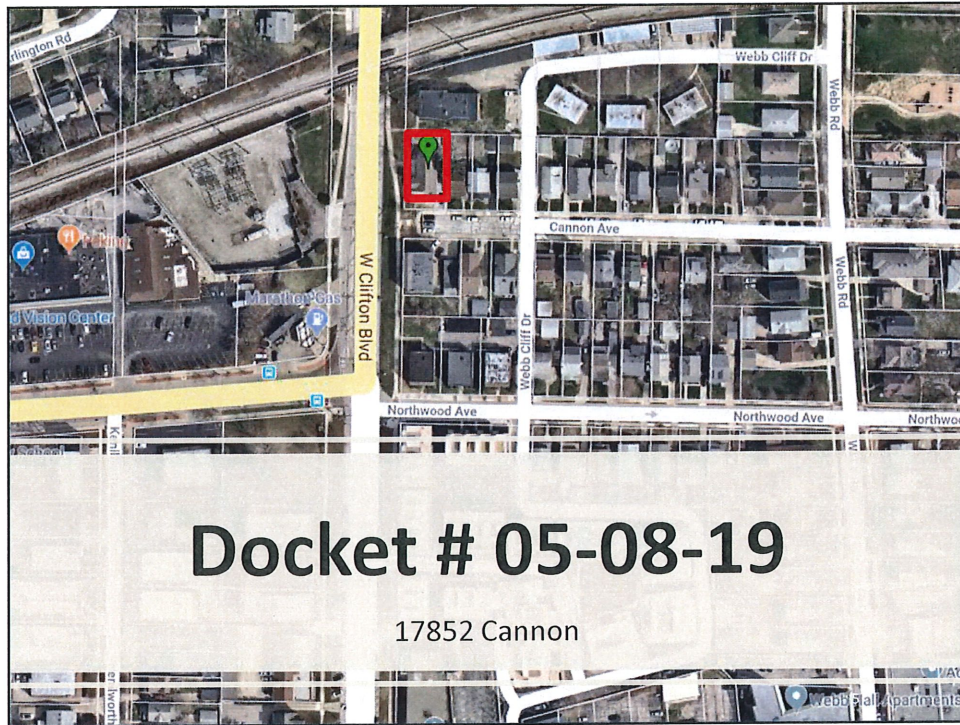
Thanks,

Michelle Nochta, AICP
City Planner
Department of Planning and Development
City of Lakewood
216-529-5906
michelle.nochta@lakewoodoh.net

Lakewood's mission in the application of Lean Six Sigma principles is to provide exceptional customer service that meets or exceeds our citizens' expectations and maintains a vibrant, competitive community.





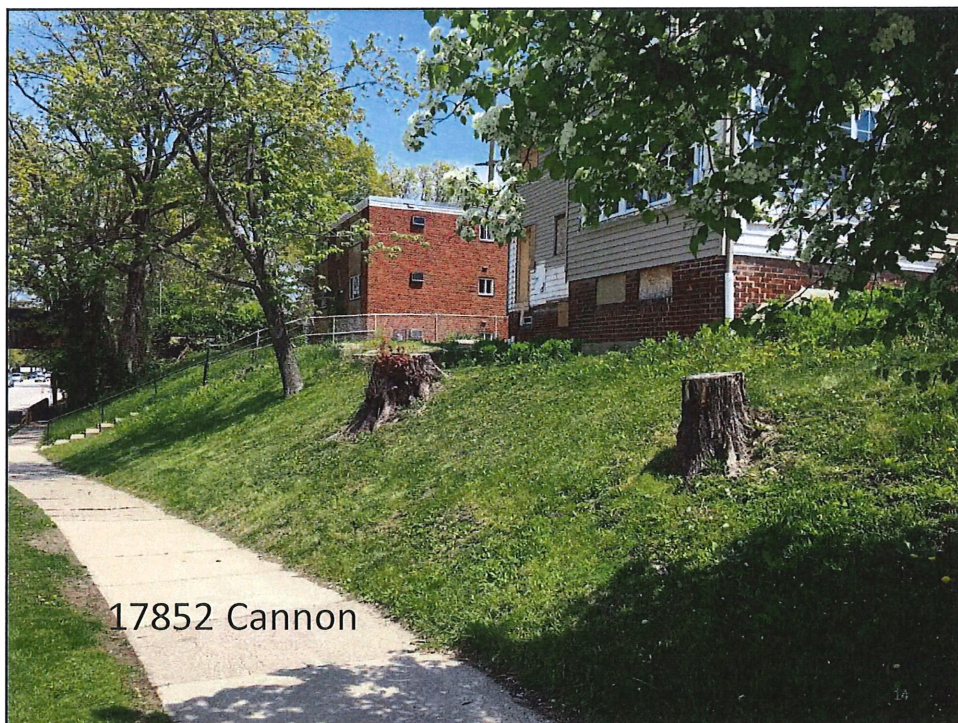




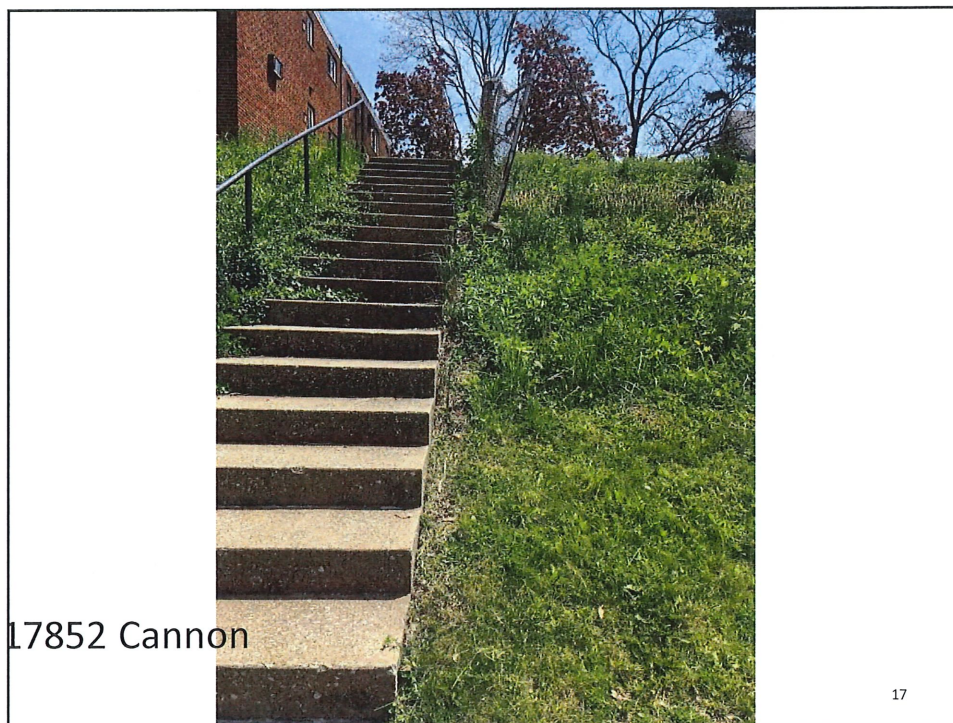


17852 Cannon



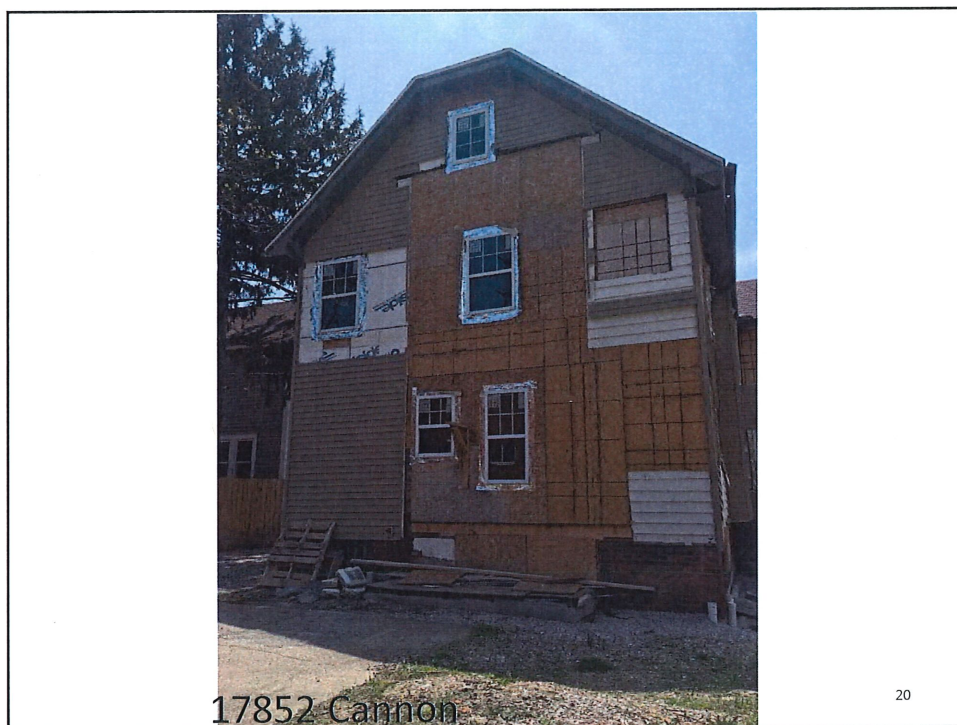








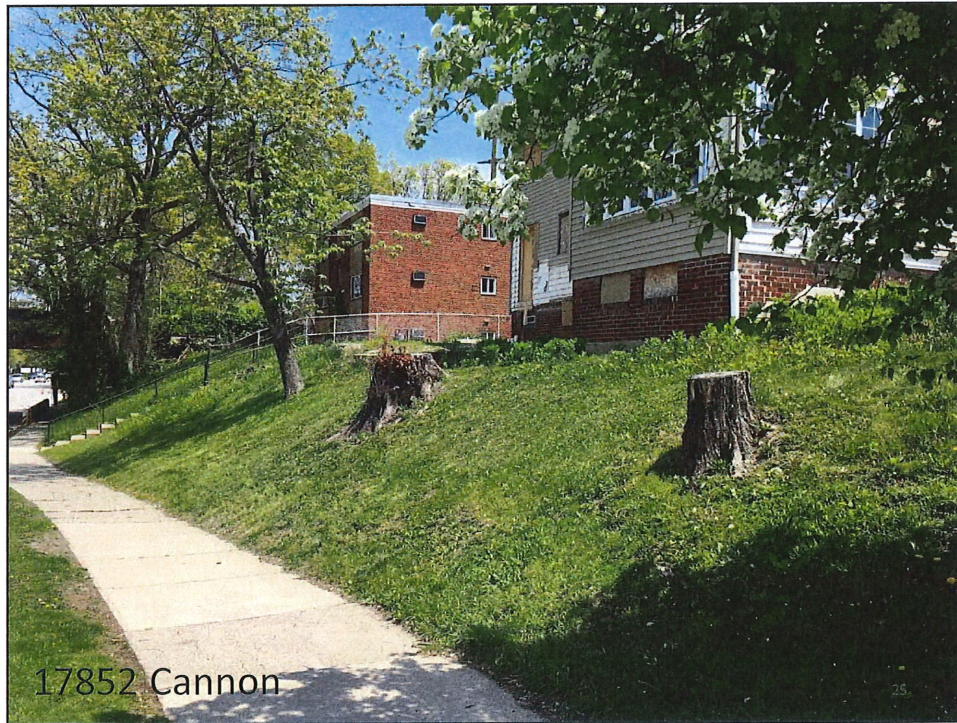
17852 Cannon

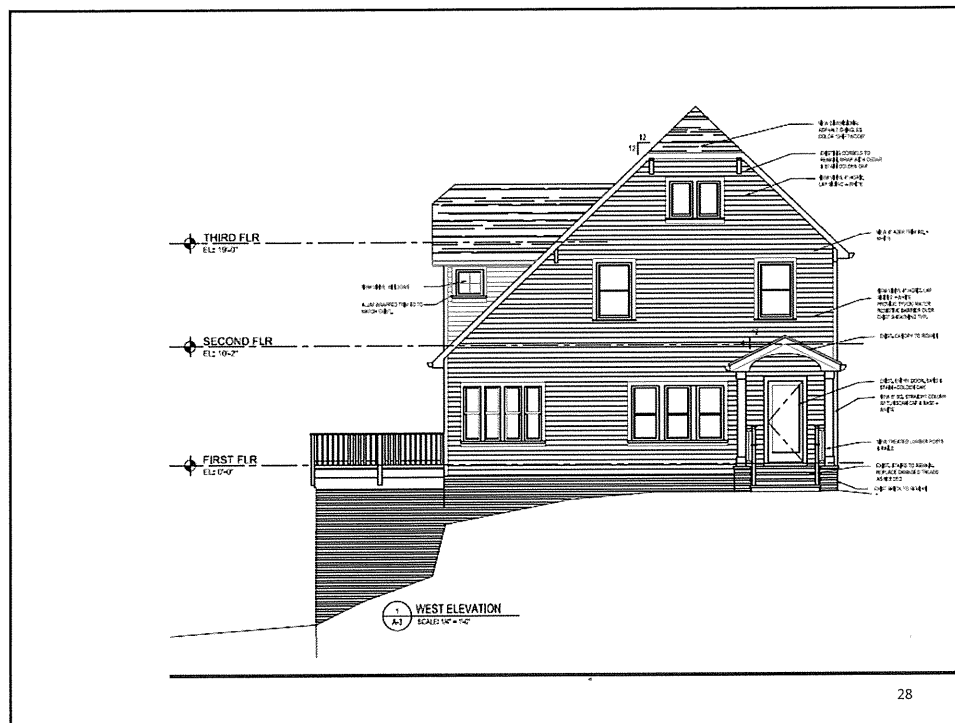
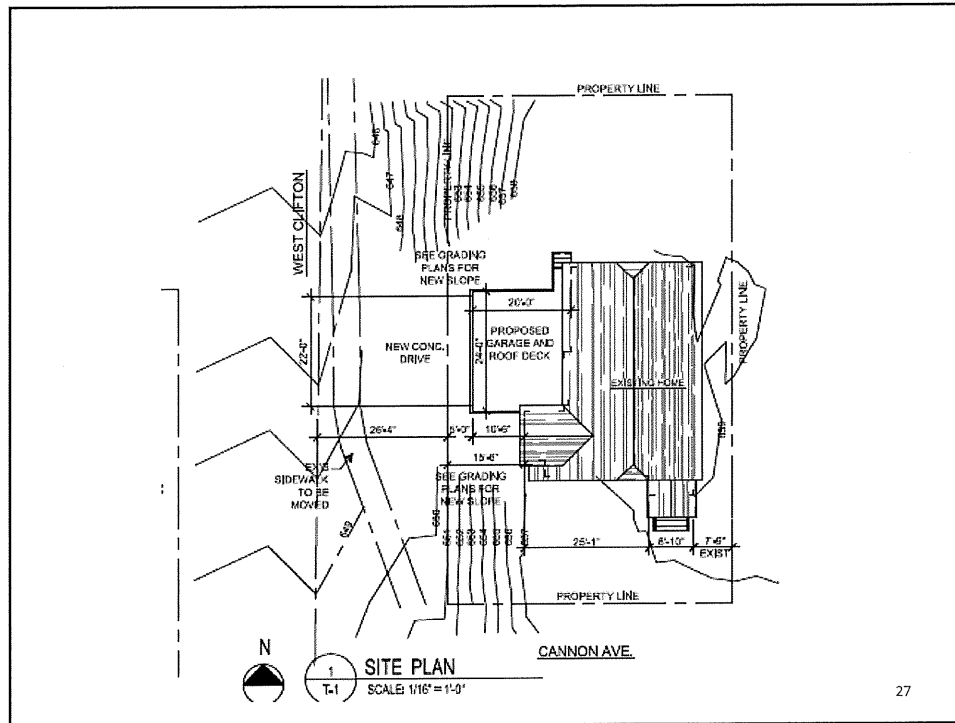


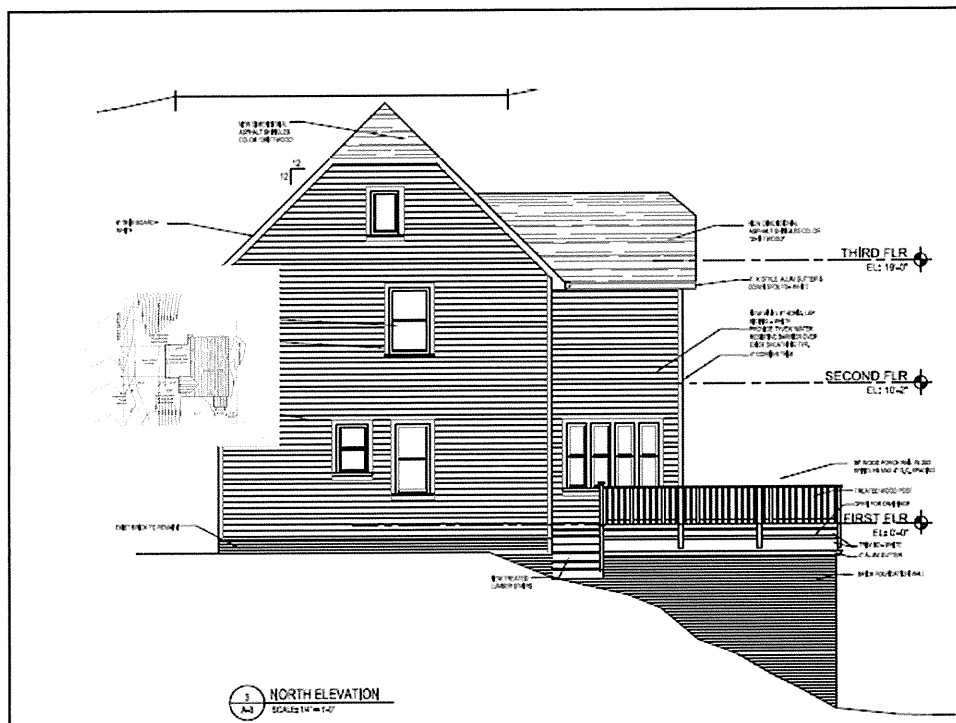
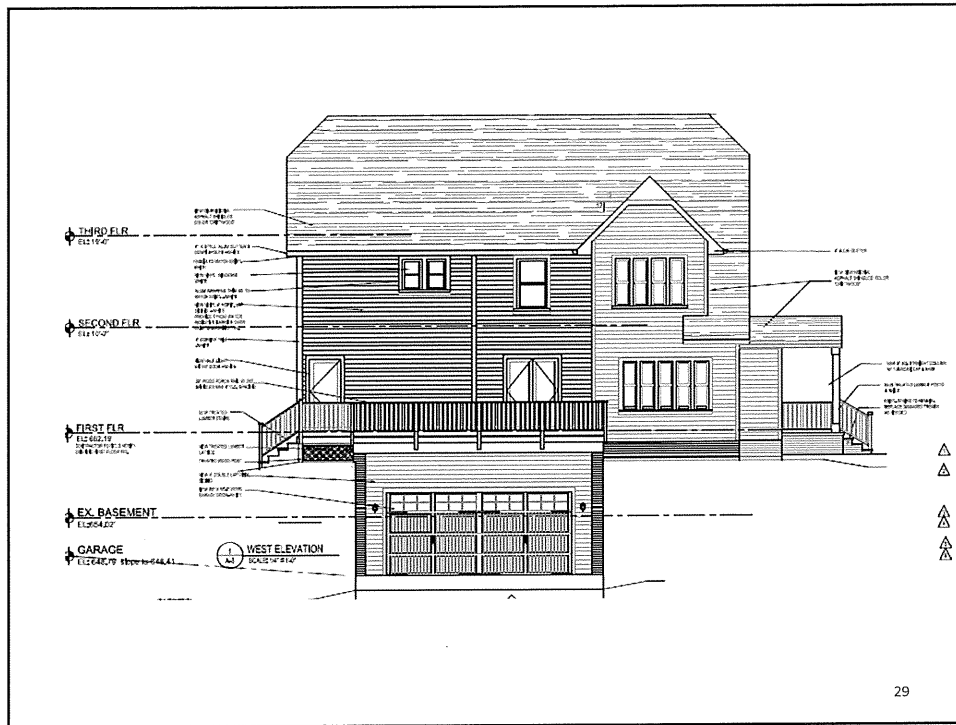
17852 Cannon











- Lot size: 5,822 sq. ft.
- Primary lot coverage allowed : 1455.5 sq. ft.
- Proposed: 1,730 sq. ft.
- Variance request: 274.5 sq. ft
- Lot coverage would be 44% , allowed 25%

- Side yard setback must be a minimum of 5 ft on both sides and the minimum combined must be 15 ft.
- Proposed is 5ft on the west side, existing is 7'9" on the east side, total is 12'9"
- Variance to reduce combined side yard setbacks to 12'9"

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